

North Rainier: Updating the Comprehensive Plan

This documents shows how the revised North Rainier Neighborhood Plan Element of the City’s Comprehensive Plan updates and weaves together the Neighborhood Plan Element derived from the 1999 North Rainier Neighborhood Plan with the goals and policies that emerged from this 2009 Update process.

Vision			
"Entering the North Rainier Valley we are impressed by the neat, well-maintained, well-landscaped main thoroughfares that accommodate all major modes of transportation. We are an interweaving of people of various backgrounds who live and work in a culturally and economically diverse area which maintains its ethnic roots. Business, light industrial, and high-tech job opportunities provide welcome employment for the entire Puget Sound region."			
Current Neigh Plan Elements		NPU Recommendations	Proposed Neigh Plan Elements
I. Creating Choice for Living, Working and Recreating			
Goals			
NR-G7 The neighborhood retains sufficient zoning capacity to facilitate employment growth.			NR-G7 The neighborhood retains sufficient zoning capacity to facilitate employment growth.
Policies			
NR-P9 Seek to maintain the general commercial zoning that is outside the proposed Town Center in order to provide a land supply that promotes higher-wage manufacturing, distribution, and office and professional employment.			NR-P9 Seek to maintain the general commercial zoning that is outside the proposed Town Center, as defined by the Station Area Overlay, in order to provide a land supply for large employers.
			Encourage within the general commercial zoning uses in order to provide a land supply that promote higher-wage manufacturing, distribution, and office and professional employment.
Goals			
	Foster a vibrant business district that serves North Rainier residents and is a destination shopping area with staores that serve the greater Valley		Foster a vibrant business district that serves North Rainier residents and is a destination shopping area with stores that serve the greater Valley
NR-G8 A local economic climate in which North Rainier’s unique small businesses can remain economically viable.			NR-G8 A local economic climate in which North Rainier’s unique small businesses can remain economically viable and have the opportunity to grow as the Town Center grows.
Policies			
	Encourage the inclusion of affordable commercial space in new development.		Encourage the inclusion of affordable commercial space in new development.
	Encourage retail and services that are destination for customers from the Valley and beyond, as well as those that support daily needs of residents.		Encourage retail and services that are destination for customers from the Valley and beyond, as well as those that support daily needs of residents.
Goals			
	Ethnic and cultural diversity is a continued presence in the businesses and community.		Ethnic and cultural diversity is a continued presence in the businesses and community.
Policies			
	Promote the location of cultural community centers and services in the neighborhood.		Promote the location of cultural community centers and services in the neighborhood.
	Provide technical and financial support to small businesses that meet the needs of the ethnic and cultural communities in the neighborhood.		Provide technical and financial support to small businesses that meet the needs of the ethnic and cultural communities in the neighborhood.
	Encourage community-based efforts for cross-cultural integration among the business owners as well as among the broader community.		Encourage community-based efforts for cross-cultural integration among business owners, as well as among the broader community.
	Encourage the construction of physical improvements and activity programming that are culturally relevant to people with disabilities throughout the Town Center.		Encourage the construction of physical improvements and activity programming that are culturally relevant to people with disabilities throughout the Town Center.
Goals			
NR-G6 The transportation and housing needs of residents of North Rainier’s community service facilities are met.			NR-G6 The transportation and housing unique needs of residents of North Rainier’s community service facilities are met.
Policies			
NR-P7 Seek to meet the transit, access, and housing needs of users of North Rainier’s community service facilities.			NR-P7 Seek to meet the transit, access, and housing needs of users of North Rainier’s community service facilities.
NR-P8 Encourage housing and employment opportunities for people with special needs.			NR-P8 Encourage housing and employment opportunities for people with special needs.
Goals			
	Development within the Town Center prioritizes housing that serves households across the range of incomes.		Development within the Town Center prioritizes housing that serves households across the inclusion of a range of income.
NR-G2 Housing in the neighborhood which meets community needs and makes a compatible transition from higher-intensity mixed-use and multifamily residential to single family areas.			NR-G2 Housing in the neighborhood which meets community needs, for a range of affordabilities and unit sizes, and makes provides a compatible transition from higher-intensity mixed-use and multifamily residential to single family areas.
Policies			
NR-P2 Seek to promote the highest intensity residential development in the proposed “Town Center.” Encourage the “Town Center” to be the focal point of mixed-use commercial and residential development. Encourage additional multifamily or mixed-use development in the following areas: south of the Rainier/ MLK intersection within the urban village, and continue south toward Rainier Valley Square Shopping Center; and in vacant parcels located east to 23rd Avenue S and west to 17th Avenue S around the intersection of Massachusetts Street and Rainier Avenue South.			NR-P2 Seek to promote the highest intensity residential development in the proposed “Town Center.” Encourage the “Town Center” to be the focal point of mixed-use commercial and residential development.
			NR-P2 (continued) Encourage additional multifamily mixed-use development, in the following areas: south of the Rainier/ MLK intersection within the urban village, and continue south toward Rainier Valley Square Shopping Center; and in vacant parcels located east to 23rd Avenue S and west to 17th Avenue S around the intersection of Massachusetts Street and Rainier Avenue South.
NR-P3 Seek to maintain single-family zoned areas within the urban village, but allow rezones to Residential Small Lot to encourage cluster housing developments and bungalow courts. Any single-family zoned area within the urban village is appropriate for any of the Residential Small Lot (RSL) designations, provided that the area meets other requirements of the land use code rezone evaluation criteria for rezones of single-family land. Allow for the rezone of property north of S. Holgate Street that is adjacent to both multifamily and commercially zoned areas to lowrise multifamily zones which permit residential densities that are no higher than permitted in the RSL zone.			NR-P3 Seek to maintain single-family zoned areas within the urban village, but allow rezones to Residential Small Lot to that encourage cluster housing developments and bungalow courts. Any single-family zoned area within the urban village is appropriate for any of the Residential Small Lot (RSL) small lot single-family designations, provided that the area meets other requirements of the land use code rezone evaluation criteria for rezones of single-family land. Allow for the rezone of property north of S. Holgate Street that is adjacent to both multifamily and commercially zoned areas to lowrise multifamily zones which permit residential densities that are no higher than permitted in the RSL zone.
NR-P4 Seek partnerships with local social service providers, and continue to develop programs such as down payment assistance to develop affordable and attractive home-ownership opportunities in the North Rainier Valley.			NR-P4 Seek partnerships with local social service providers, and continue to develop programs such as down payment assistance to develop affordable and attractive home-ownership opportunities in the North Rainier Valley.
	Encourage a mix of home prices and sizes through active use of incentives, and funding.		Encourage a mix of home prices and sizes through active use of incentive, direct City funding, and surplus property programs.
NR-P5 Seek to use design guidelines within the North Rainier Hub Urban Village to promote mixed-use, townhomes, and higher-density development which accommodates the anticipated growth, while promoting the development of well-designed structures that respond to the physical character and environment of the neighborhood. Seek to avoid suburban “tract home style” developments that detract from the character of some North Rainier’s single-family neighborhoods.			NR-P5 Seek to use design guidelines within the North Rainier Hub Urban Village so that to promote mixed-use, townhomes, and higher-density development includes which accommodates the anticipated growth, while promoting the development of well-designed structures that respond to the desired future physical character and existing positive attributes of the surrounding natural environment and the neighborhood. Seek to avoid suburban “tract home style” developments that detract from the character of some North Rainier’s single-family neighborhoods.
Goals			
	Promote the North Rainier Urban Village as a “Green Hub” providing green jobs and training, and green development.		Promote the North Rainier Urban Village as a “Green Hub” providing green jobs and training, and green development.
Policies			
	Support training programs and jobs in No Rainier, that capitalize on the green technology market, in order to suport the role of North Rainier as the hub urban village within the Rainier Valley.		Support training programs and jobs in No Rainier, that capitalize on the green technology market, in order to suport the role of North Rainier as the hub urban village within the Rainier Valley.
	Identify and promote opportunities for green infrastructure and development		Identify and promote opportunities for green infrastructure and development
Goals			
	A community that supports and provides opportunities for the Support the neighborhood’s youth.		A community that supports and provides opportunities for the Support the neighborhood’s youth.
Policies			
	In fulfilling its role as the hub urban village for the Rainier Valley, North Rainier should include training programs and jobs for youth that prepare them to for family wage jobs in the area and region.		In fulfilling its role as the hub urban village for the Rainier Valley, North Rainier should include training programs and jobs for youth that prepare them to for family wage jobs in the area and region.

	Support positive and safe activities for youth.	Support positive and safe activities for youth.
Goals		
	A "ring of green" surrounding the urban village by with strong connections to the greenbelts, boulevards and parks and augmented them with a hierarchy of open spaces.	A "ring of green" surrounding the urban village by with strong connections to the greenbelts, boulevards and parks and augmented them with a hierarchy of open spaces.
NR-G5 Cheasty Boulevard and Greenbelt has been reclaimed and developed in a manner consistent with the 1909 Olmsted Parks and Boulevards Plan.		NR-G5 Cheasty Boulevard and Greenbelt has been reclaimed and developed in a manner consistent with the 1909 Olmsted Parks and Boulevards Plan.
NR-G9 North Rainier Valley's network of parks, recreational facilities, open spaces, and arts and culture programs are functioning and are well utilized.		NR-G9 North Rainier Valley's network of parks, recreational facilities, open spaces, and arts and culture programs are functioning and are well utilized.
Policies		
NR-P6 Seek to preserve environmentally sensitive hillsides, particularly those in the Cheasty Greenbelt, and seek to protect them from further residential development.	NR-P6 Seek to preserve environmentally sensitive hillsides, particularly those in the Cheasty Greenbelt, and seek to protect them from further residential development.	NR-P6 Seek to preserve environmentally sensitive hillsides, particularly those in the Cheasty Greenbelt, and seek to protect them from further residential development.
NR-P11 Seek ways to enhance North Rainier's built environment through actions such as neighborhood-wide clean-ups and "adopt-a-street" programs, rehabilitation and reuse of old or historic buildings, and through reclaiming public land for public use (i.e., street ends, planting strips, and City-owned vacant lots and buildings).	Support partnerships with Parks, SDOT, DoN, utilities, nonprofit organizations and the community to enhance street-end stairs, and create safe trails where appropriate through the surrounding greenbelts.	Support partnerships with Parks, SDOT, DoN, utilities, nonprofit organizations and the community to enhance street-end stairs, and create safe trails where appropriate through the surrounding greenbelts.
NR-P10 Enhance community pride through multicultural community festivals, youth mentoring, and other youth programs	NR-P10 Seek to enhance community pride through establishment of a multicultural community center, multicultural community festivals, youth mentoring, and other youth programs	NR-P10 Seek to enhance community pride through establishment of a multicultural community center, multicultural community festivals, youth mentoring, and other youth programs
	Design parks and open spaces and programming to accommodate users of diverse ages, interests and cultures.	Design parks and open spaces and programming to accommodate users of diverse ages, interests and cultures.
NR-P12 Seek to promote community improvement projects that can be acted upon through community-based efforts, as well as through public investment.		NR-P12 Seek to promote community improvement projects that can be acted upon through community-based efforts, as well as through public investment.
	Work with available resource include levy funds, general funds and partnerships with developer to create a heirarchy of publically accessible opens spaces. The spaces would address the gaps identified in the parks gaps analysis; this could encompass publically accessible private open spaces.	Work with available resources, including levy funds, general funds and partnerships with developers, to create a hierarchy of publicly accessible open spaces that address the gaps identified in the parks Gap Analysis; this could encompass publicly accessible private spaces.
	Support local agriculture and access to locally grown food through public mechanisms such as P-Patches and the Cultivating Communities program, as well as non-profit and private mechanisms including farmers' markets and on-site landscaping.	Support local agriculture and access to locally grown food through public mechanisms such as P-Patches and the Cultivating Communities program, as well as non-profit and private mechanisms including farmers' markets and on-site landscaping.
Goals		
NR-G10 North Rainier is known as a safe and hospitable neighborhood through its residents' increased awareness of community-based crime prevention programs.	NR-G10 North Rainier is known as a safe and hospitable neighborhood through its residents' increased awareness of community-based crime prevention programs.	NR-G10 North Rainier is known as a safe and hospitable neighborhood through its residents' increased awareness of community-based crime prevention programs.
Policies		
	Promote uses around transit facilities such as businesses open into the evening hours and housing that provide "eyes on the street."	Promote uses around transit facilities such as businesses open into the evening hours and housing that provide "eyes on the street."
	Seek opportunities for the community and the Seattle Police Department to strengthen partnerships.	Seek opportunities for the community and the Seattle Police Department to strengthen partnerships.
II. Shaping a Transit Oriented Town Center		
Goals		
NR-G1 A Town Center with the highest densities in the neighborhood that is well connected with the regional light rail station, consists of housing and vital commercial activities, provides living-wage employment opportunities, is pedestrian and bicycle oriented, and has attractive streetscape and amenities.	A Town Center that concentrates housing, commercial, services and employment; that is well served by transit and non-motorized options; and that is well designed and attractive to pedestrians.	A Town Center that concentrates housing, commercial, services and employment; that is well served by transit and non-motorized options; and that is well designed and attractive to pedestrians.
	A vibrant business district that serves North Rainier residents and is a destination shopping area with stores that serve the greater Valley.	A vibrant, business district that serves North Rainier residents and is a destination shopping area with stores that serve the greater Valley.
Policies		
NR-P1 Recognize the "Town Center" as the area where the neighborhood would like to use land use and zoning designations that facilitate transit-oriented development to assemble and finance the type of development envisioned by the neighborhood around the light rail station, and strive to facilitate the vitality of existing businesses that help meet the neighborhood's employment goals.		NR-P1 Recognize the "Town Center" as the area where the neighborhood would like to use land use and zoning designations that facilitate transit-oriented development to assemble and finance the type of development envisioned by the neighborhood around the light rail station, and strive to facilitate the vitality of existing businesses that help meet the neighborhood's employment goals.
		(NR-P1 cont.) Facilitate the vitality health and growth of existing businesses that help meet the daily needs of neighborhood residents as well as the neighborhood's employment goals.
	Foster development of a shopping dstrict comprised of businesses that provide products and services that meet the needs of neighborhood residents from different cultural backgrounds.	Foster development of a shopping area/center/market, comprised of businesses that provide products that meet the needs of neighborhood residents from different cultural backgrounds.
	Assess utility capacity within the Town Center for its ability to support future density.	Assess utility capacity within the Town Center for its ability to support future density.
	Strengthen local business associations that include and/or support the presence and growth of businesses owned by ethnic and minority community members.	Strengthen local business associations that include and/or support the presence and growth of businesses owned by ethnic and minority community members.
	Support and expand the existing diverse mix of generally small scale businesses.	Support and expand the existing diverse mix of generally small scale businesses.
	Include in the urban village and rezone a portion of single family area located between 24th and 25th Ave S and north of S. McClellan St., to a multi-family zone within the Station Area Overlay that would allow more dense residential development.	Include in the urban village and rezone a portion of single family area located between 24th and 25th Ave S and north of S. McClellan St., to a multi-family zone within the Station Area Overlay that would allow more dense residential development.
	Within mixed use zones in the Station Area Overlay District, define and support minimum residential densities that must be achieved in new buildings in order to create the critical mass of people and activity for a Town Center.	Within mixed use zones in the Station Area Overlay District, define and support minimum residential densities that must be achieved in new buildings in order to create the critical mass of people and activity for a Town Center.
Goals		
NR-G3 A neighborhood served by a network of streets with amenities for pedestrians and bicyclists.	NR-G3 A neighborhood served by a network of <u>safe</u> streets with amenities for pedestrians and bicyclists.	NR-G3 A neighborhood served by a network of <u>safe</u> streets with amenities for pedestrians and bicyclists.
Policies		
	Create seamless pedestrian and bicycle links within the Town Center, and to the surrounding community facilities.	Create seamless pedestrian and bicycle links within the Town Center, and to the surrounding community facilities.
	Prioritize development of universally accessible routes between the Town Center and locations such as Lighthouse for the Blind and Center Park.	Prioritize development of universally accessible routes between the Town Center and locations such as Lighthouse for the Blind and Center Park.
	Ensure standards for new development projects accommodate a vibrant pedestrian environment throughout the Town Center.	Ensure standards for new development projects accommodate a vibrant pedestrian environment throughout the Town Center.
	Enhance access throughout the Town Center for people of all ages and abilities.	Enhance access throughout the Town Center for people of all ages and abilities.
Goals		
NR-G4A Development of Rainier Avenue South as a highly functioning multi-modal boulevard style street which serves as the spine of the Rainier Valley, and retains its existing vistas of Mount Rainier.	NR-G4A Development of Rainier Avenue South as a highly functioning, multi-modal-boulevard-style street " <u>complete streets</u> " which serves as the spine of the Rainier Valley, and retains its existing vistas of Mount Rainier.	NR-G4A Development of Rainier Avenue South as a highly functioning, multi-modal-boulevard-style street " <u>complete streets</u> " which serves as the spine of the Rainier Valley, and retains its existing vistas of Mount Rainier.
NR-G4B Development of Martin Luther King Jr. Way as a landscaped boulevard-style street, and part of the neighborhood's network of streets with amenities for pedestrians, bicyclists, and transit riders.	NR-G4B Development of Martin Luther King Jr. Way as a landscaped-boulevard-style street "complete streets", and part of the neighborhood's network of streets with amenities for pedestrians, bicyclists, and transit riders.	NR-G4B Development of Martin Luther King Jr. Way as a landscaped-boulevard-style street "complete streets", and part of the neighborhood's network of streets with amenities for pedestrians, bicyclists, and transit riders.
	A transformed Rainier Avenue S between S Bayview Street and MLK Jr. Way S that functions as a pedestrian oriented main street.	A transformed Rainier Avenue S between S Bayview Street and MLK Jr. Way S that functions as a pedestrian oriented main street.
NR-G11 Good connections between the North Rainier Valley, Mount Baker, and the Beacon Hill that strengthen usage of the Link Light Rail station.		NR-G11 Good connections between the North Rainier Valley, Mount Baker, and the Beacon Hill that strengthen usage of the Link Light Rail station.
NR-G12 Neighborhoods adjacent to Rainier Avenue S and MLK, Jr. Way have effective traffic circulation and have implemented traffic calming strategies/facilities.		NR-G12 Neighborhoods adjacent to Rainier Avenue S and MLK, Jr. Way have effective traffic circulation and have implemented traffic calming strategies/facilities.
Policies		
NR-P13 Promote alternative transportation programs, such as bicycle commuting, local hiring, van pools, and transit ridership. Consider penalties for businesses that do not comply with Commute Trip Reduction requirements.	Promote alternative transportation programs, such as bicycle commuting, local hiring, van pools, and transit ridership. Consider penalties for businesses that do not comply with Commute Trip Reduction requirements. (NR-P13)	NR-P13 Promote alternative transportation programs, such as bicycle commuting, local hiring, van pools, and transit ridership. Consider penalties for businesses that do not comply with Commute Trip Reduction requirements.
	Support actions that improve the pedestrian and transit functions along Rainier Avenue S between S Bayview Street and MLK Jr. Way S sothat the section becomes more of a main street for North Rainier.	Support actions that improve the pedestrian and transit functions along Rainier Avenue S between S Bayview Street and MLK Jr. Way S sothat the section becomes more of a main street for North Rainier.